

14604

APPROVED: Meeting No. 42-87

ATTEST:

*Helen M. Heneghan*

MAYOR AND COUNCIL  
ROCKVILLE, MARYLAND  
MEETING NO. 40-87

October 19, 1987

The Mayor and Council of Rockville, Maryland, convened for a forum and discussion in the Council Chamber, Rockville City Hall, Maryland Avenue at Vinson, on Monday, October 19, 1987, at 7:00 p.m.

PRESENT

Mayor Steven Van Grack

Councilman Steve Abrams

Councilman Douglas Duncan

Councilman James Coyle  
(Arrived at 7:15 p.m.)

Councilman Peter Hartogensis  
(Arrived at 7:25 p.m.)

The Mayor in the Chair.

In attendance: City Manager Richard V. Robinson, Acting Assistant City Clerk Karen Hughes, City Attorney Paul Glasgow, Director of Planning Rick Kuckkahn and Planner II Bob Spalding.

Re: Forum and Discussion on  
Rockville Pike Plan

The Mayor and Council held a forum and discussion on the Rockville Pike Plan with Director of Planning Rick Kuckkahn and Planner II Bob Spalding available to answer questions.

Councilman Abrams stated the purpose of the meeting, which was to get answers to any questions the Mayor and Council may have, and to suggest to the Planning Department any changes or revisions they would like to see included in the Rockville Pike Plan.

Mayor Van Grack gave a brief summary of the history of the Rockville Pike Plan starting back in 1982.

Councilman Duncan asked if the Planning Commission has the authority to approve or limit development. Bob Spalding answered that the adopted Standard Methodology would serve as the requirement to be met.

Councilman Abrams questioned staff concerning the creation of zones which would tie to traffic rather than the F.A.R., in which the Planning staff responded that basically, traffic is the constraint. Councilman Duncan asked if the Rockville Pike Plan could specifically state the goals and objectives to be accomplished. Staff responded that this could be done. Councilman Duncan also asked staff to provide more detailed information on the assumption of traffic volumes, etc. that are included in the Plan.

Councilman Duncan requested a list stating what the zones in Montgomery County are developed to. City Manager Robinson responded that he would have staff look into the matter.

Mayor Van Grack asked staff why the Planning Commission changed the decision of a 3.0 F.A.R. to 2.25 F.A.R. zoning. Planning staff responded that it was the decision of the Commission to go with the 2.25 F.A.R. because they felt more comfortable with that number, and it was basically an intuitive decision rather than a methodical decision.

Councilman Duncan asked staff to provide him with a list of the bonuses that are included for the 2.25 F.A.R., and asked that the bonuses be listed in the Rockville Pike Plan.

Councilman Coyle asked if the Rockville Pike Plan is tied into the Economic Amenities Plan. Councilman Coyle stated his concern that the two plans, which are both of great significance to the development of Rockville, should be connected in some way. Councilman Abrams stated that he felt the purpose of the Economic Amenities Plan is controlled growth, and that the Rockville Pike Plan keeps controlled growth at hand.

Councilman Duncan asked if there was a way to combine the F.A.R., bonuses, and

traffic, and Mayor Van Grack asked for numbers of the north and south bound Rockville Pike traffic volumes. Mayor Van Grack also ask what the height requirement in the Rockville Pike Plan by stories is rather than square feet. Staff responded that the limit would be twenty stories. Mayor Van Grack noted that he felt the majority of the citizens of Rockville would feel uncomfortable with twenty story buildings.

All of Council noted that the City needs to have strict urban design standards so that there would be more control on the exterior design of buildings, citing the nonconformity of the Days Inn building. Staff noted that they review the design of each project, but that a special commission from within the City or an outside group would need to be established to control the exterior of buildings. Staff also commented on the awkwardness of this, since design is basically an individual taste or preference.

Mayor Van Grack asked that an annual building and traffic capacity report be done so that the City can have current data every year. Mayor Van Grack also noted that the City needs to have better coordination with Montgomery County as far as the County being aware of changes, additions and/or deletions to City plans and the City being aware of County changes, additions and/or deletions.

Councilman Duncan asked to set a date in November for a public hearing on the Rockville Pike, but it was decided by the concurrence of Council, that this should be decided at the next general session.

Council thanked staff for the wonderful job they had done this evening, answering questions, and looked forward to quick responses to their requests.

Re: Adjournment

There being no further business to come before the Mayor and Council in forum and discussion, the meeting was adjourned at 9:15 p.m. to convene again in General Session on Monday, October 26, 1987, at 8:00 p.m. or at the call of the Mayor.